| 080.A | 0003 | 0006.1 | 1 of 1 | Condominium |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 761,300 | / | 761,300 |
| USE VALUE: | 761,300 | / | 761,300 |
| ASSESSED: | 761,300 | / | 761,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 6 | | BRATTLE LN, ARLINGTON |

## OWNERSHIP

Unit #: 6

| | |
|---|---|
| Owner 1: | NILES JACQUIN C & |
| Owner 2: | HOLDER-NILES FAYE F |
| Owner 3: | |
| Street 1: | 6 BRATTLE LN |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | BRATTLE LANE L PARTNERSHIP - |
| Owner 2: | - |
| Street 1: | 209 WEST CENTRAL ST |
| Twn/City: | NATICK |
| St/Prov: | MA Cntry: |
| Postal: | 01760 |

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2008, having primarily Vinyl Exterior and 2160 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 12 Rooms, and 6 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 102 | 0.000 | 761,300 | | | 761,300 |
| Total Card | 0.000 | 761,300 | | | 761,300 |
| Total Parcel | 0.000 | 761,300 | | | 761,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.45 | /Parcel: 352.4

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

| | |
|---|---|
| User Acct | 311513 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 08/01/18 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 080.A-0003-0006.1

!15745!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 102 | FV | 748,300 | 0 | . | | 748,300 | 748,300 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 731,200 | 0 | . | | 731,200 | 731,200 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 667,800 | 0 | . | | 667,800 | 667,800 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 601,900 | 0 | . | | 601,900 | 601,900 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 601,900 | 0 | . | | 601,900 | 601,900 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 578,100 | 0 | . | | 578,100 | 578,100 | Year End Roll | 12/11/2014 |
| 2014 | 102 | FV | 551,500 | 0 | . | | 551,500 | 551,500 | Year End Roll | 12/16/2013 |
| 2013 | 102 | FV | 551,500 | 0 | . | | 551,500 | 551,500 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 05:25:47 |

## LAST REV

| Date | Time |
|---|---|
| 08/01/18 | 09:31:02 |
| danam | |
| 15745 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 49619 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| BRATTLE LANE L | 53800-379 | | 11/6/2009 | | 590,000 | No | No | | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 8/1/2018 | Measured | DGM | D Mann |
| 3/4/2013 | MLS | EMK | Ellen K |
| 4/28/2010 | NEW CONDO | BR | B Rossignol |
| 1/1/1919 | | | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 8125 | | | | | | | | | | | | | | | | |

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 8 - Condo TnHs. | | |
| Sty Ht: | 2T - 2 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B+ - Good (+) | | |
| Year Blt: | 2008 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G11 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 10 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 2 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 2 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | 2 | Rating: | Very Good |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Very Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | M - Multi-Level |
| % Own: | 50.000000000 |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 3.3 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| Total: | | 3.3 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 245.00 |
| Size Adj.: | 0.77777779 |
| Const Adj.: | 0.99890995 |
| Adj $ / SQ: | 190.348 |
| Other Features: | 79056 |
| Grade Factor: | 1.46 |
| NBHD Inf: | 1.10000002 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 787273 |
| Depreciation: | 25980 |
| Depreciated Total: | 761293 |

## COMMENTS

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | # Units: | 2 | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 12 | BRs: | 6 | Baths: | 1 | | | HB | 1 | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 6 | 3 | |
| Totals | | | |
| 2 | 12 | 6 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 305.70 |
| Special Features: | 0 | Val/Su Net: | 352.45 |
| Final Total: | 761300 | Val/Su SzAd | 352.45 |

## SKETCH

UnSketched SubAreas:
GLA: 2160,

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| GLA | Gross Liv Ar | 2,160 | 190.350 | 411,151 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,160 | | | Total: | 411,151 |
| Size Ad | 2160 | Gross Are | 2160 | FinArea | 2160 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## PARCEL ID

080.A-0003-0006.1

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|